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STONINGTON, CT**BOARD OF ASSESSMENT APPEALS**
March 16, 2010

The Board of Assessment Appeals met on Tuesday, March 16, 2010. Members present were Betty Richards and David Harma. The meeting was called to order at 7:05 p.m.

A discussion was held on behalf of Dene and Eileen Dobensky concerning their missed appointment for their appeal. There was a mix-up and they thought they were on the attorney's list of people he was representing and did not keep their appointment. Attorney Stedronsky requested to amend the list of people at Stonington Commons that he is representing to include the Dobenskys. The Board granted permission with the provision that if this was not a legal action, the permission would be rescinded.

Attorney James Stedronsky, Daniel Verdier and James Blair appeared before the Board representing Yosemite Valley LLC, Elizabeth and Harold White, James Quinn, David and Ludmila Booth, Peter Apanovitch, Henry and Judith Honiss, Jacquelyn and Michael O'Brien, Elaine and Robert Ackley, Gerard and Ann Burrow, Stonington Harbor Yacht Club and Dene and Eileen Dobensky.

The attorney submitted an authorization slip for Robert Ridolfi. Since no petition was ever received from Mr. Ridolfi, he will not be included in the appeal.

James Blair submitted an opinion of value. He analyzed the change in the market in the Town of Stonington from the time of the sales of the units to the October 1, 2007 assessment date. He was provided with the sales prices plus the amount spent by the owners to do upgrades to their units. He was also provided with the cost to cure the serious problems that the condos are currently experiencing.

Mr. Verdier addressed where the cost to cure the problems were derived from. These were established during litigation. These costs do not include the economic loss incurred. There are leaky windows, masonry, flashing and some rotting due to the leaks. There have been some changes made to the heat and air system to make it more efficient and they have wrapped pipes to improve efficiency. The cost to cure includes landscaping and costs other than just building issues. The Borough Planning and Zoning has pulled the bond for about \$140,000 for the construction. Mr. Verdier is not sure whether the Borough will fix these issues or the money will be turned over to the condo association to make the corrections. There is a current lawsuit against the developer on these issues. The individual houses may be dropping out of this lawsuit.

Attorney Stedronsky stated that the condo owners were not aware of the many issues with the property when they purchased. He also stated that any adjustment to the assessments would be expected to change once the issues have been corrected. He feels the degree of problems warrants an adjustment and the problems are not regular maintenance issues.

Scott, Jennifer & Ibrahim, A – 5 Bayberry Court

DECISION: Both members of the Board voted to deny the petition.

Ozycz, Thom & Helene – 256 Osbrook Point

DECISION: Both members of the Board voted to deny the petition.

Borges, Phyllis & DeMattia, Martha – 212 Deans Mill Road

DECISION: After a review of Connecticut General Statute 12-57a, both members of the Board voted to deny the petition. It was also noted to send a copy of the general statute along with the decision to the property owner.

The minutes for the March 13, 2010 meeting were accepted as amended.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Betty Richards
Secretary